



Subdivision Review Board

Ellen Carroll, Chairperson
Aeron Arlin-Genet, APCD
Frank Honeycutt, Public Works
Leslie Terry, Public Health

AGENDA

MEETING DATE: Monday, February 02, 2015

MEETING LOCATION AND SCHEDULE

Regular Subdivision Review Board meetings are held in the (new) Board of Supervisors Chambers, County Government Center, 1055 Monterey Street, Room D170, San Luis Obispo, on the first Monday of each month. Regular Adjourned Meetings are held when deemed necessary. The Regular Meeting schedule is as follows.

Meeting Begins		9:00 a.m.
Morning Recess	10:30 a.m.	10:45 a.m.
Noon Recess	12:00 p.m.	1:30 p.m.
Afternoon Recess	2:30 p.m.	2:45 p.m.

ALL HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.

ROLL CALL

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Board on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

CONSENT AGENDA

2. **December 1, 2014 SRB Draft Minutes**
3. **January 5, 2015 SRB Cancelled Minutes**

HEARINGS

4. Hearing to consider a request by **SCOTT & ELAINE McELMURY** for a Tentative Parcel Map (CO14-0031) to subdivide an existing 54,880 square foot parcel into two parcels of 41,380 and 13,500 square feet each for the purpose of sale and/or development. The project will result in site disturbance when road and utility improvements are installed and the proposed 13,500 square foot parcel is developed with a future residence and driveway improvements. The proposed project is within the Residential Single Family land use category and is located at 749 Gough Avenue, approximately 550 feet west from Old County Road and Lincoln Avenue intersection in the community of Templeton. The site is in the Salinas River sub-area of the North County

planning area. This project was granted a Class 15 Categorical Exemption on December 31, 2014.

County File Number: SUB2014-00014
Supervisory District: 1
Schani Siong, Project Manager

Assessor Parcel Number: 041-131-039
Date Accepted: November 26, 2014
Recommendation: Approval

5. Hearing to consider a request by **TONI & RON MESECHER** for a Tentative Parcel Map (CO13-0105) to subdivide an approximately 57,558 square foot parcel into two parcels of 45,653 and 11,905 square feet each (with associated road, drainage and utility improvements). The purpose of the Parcel Map is to allow separate ownership of two existing residences. The proposed project site is within the Residential Single Family land use category and is located at 1351 Ramona Avenue, approximately 500 feet west of South Bay Boulevard, in the community of Los Osos. The site is in the Estero planning area. This project was granted a Class 15 Categorical Exemption on December 31, 2014.

County File Number: SUB2013-00065
Supervisory District: 2
Schani Siong, Project Manager

Assessor Parcel Number: 074-271-013
Date Accepted: November 26, 2014
Recommendation: Approval

6. Hearing to consider a request by **CHRISTENSEN FAMILY TRUST** for a Vesting Tentative Parcel Map (CO11-0098) to allow for the subdivision of an existing parcel of 156.1 acres into four parcels, ranging in size from 38 acres to 40 acres for the purpose of sale/ and or development. In compliance with the Use Test standards a minimum of 90% of the acreage for each proposed parcel will be designated for plantable use. A 1.2 acre residential development envelope is proposed on Parcels 1, 3, and 4, and a residential development envelope totaling 2.5 acres is proposed on Parcel 2. In addition, an agriculture/agricultural accessory development envelope is proposed for Parcels 1 and 3. The agriculture/agricultural accessory development envelope on Parcel 1 will be 0.81 acres, and 1 acre on Parcel 3. One 18-foot wide and approximately 0.28 miles (1,500 feet) long on-site gravel road is proposed to serve the proposed parcels. Future development could result in the disturbance of approximately 7.13 acres of the total site. The site has frontage on to a County road; Orcutt Road. The proposed subdivision will require roadway frontage improvements. The proposed project is within the Agriculture land use category and is located at 6255 Orcutt Road, approximately 2.5 miles southeast of the City of San Luis Obispo. The project site is within the San Luis Obispo Subarea South of the San Luis Obispo (Rural) subarea of the South County Planning Area.

County File Number: SUB2011-00011
Supervisory District: 3
Xzandrea Fowler, Project Manager

Assessor Parcel Number: 044-111-001
Date Accepted: November 3, 2011
Recommendation: Approve

7. Hearing to consider a request by **SAN GERONIMO LLC** for a Vesting Tentative Parcel Map (CO07-0163) to subdivide two existing parcels totaling 30.08 acres into three parcels of approximately ten acres each for the purpose of sale and/or development. The project includes off-site road improvements to Venice Road and an existing driveway to be used for secondary access. The project will result in the disturbance of approximately 15,000 square feet for road improvements and up to 2.5 acres for future residential development on the resulting parcels. The proposed project is within the Residential Rural land use category and is located on Venice Rd, approximately 1,000 feet south of El Pomar Road, approximately 2.5 miles northeast of the city of Atascadero. The site is in the El Pomar-Estrella sub area of the North County planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the

environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on January 1, 2015 for this project. Mitigation measures are proposed to address Aesthetics, Air Quality, Biological Resources, Public Services/Utilities, and Water/Hydrology and are included as conditions of approval.

County File Number: SUB2007-00131
Supervisory District: 5
Stephanie Fuhs, Project Manager

APN(s): 034-111-014 & 034-101-003
Date Accepted: February 6, 2008
Recommendation: Approve

PLANNING STAFF UPDATES

8. This is the time staff provides updates to the Review Authority for items not on the agenda.

ESTIMATED TIME OF ADJOURNMENT: 10:30 am

Next Scheduled Meeting: March 2, 2015 in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

NICOLE RETANA, SECRETARY
COUNTY SUBDIVISION REVIEW BOARD

PUBLIC RECORDS ACT

Supplemental correspondence and other materials for open session agenda items that are distributed to the Subdivision Review Board within 72 hours preceding the Subdivision Review Board meetings are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Subdivision Review Board during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 12 extra copies of documents that they intend to submit to the Subdivision Review Board during a meeting so that those extra copies can be immediately distributed to all members of the Subdivision Review Board, County staff and other members of the public who desire copies.

SUBDIVISION REVIEW BOARD MEETING PROCEDURES

Subdivision Review Board meetings are conducted under the authority of the Chair. Each item scheduled for public hearing at a Subdivision Review Board meeting will be announced by the Chair and the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the matter being heard.
2. The Chair will open the public hearing by first asking the project applicant/agent to present any points necessary for the Subdivision Review Board, as well as the public, to fully understand the proposal.
3. The Chair will then ask other interested persons to come to the podium to present testimony either in support of or in opposition to the proposal.
4. Finally, the Chair will invite the applicant/agent back to the podium to respond to the public testimony. Thereafter, the Chair will close the public testimony portion of the hearing and limit further discussion to the Subdivision Review Board and staff prior to the Subdivision Review Board making a decision.

RULES FOR PRESENTING TESTIMONY

Subdivision Review Board hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present testimony must observe the following rules:

1. When you come to the podium, first identify yourself and give your place of residence. The meetings are recorded and this information is required for the record.
2. Address your testimony to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Keep your testimony brief and to the point. Talk about the proposal and not about individuals involved. On occasion, the Chair may be required to place time limits on testimony; in those cases proposal description/clarification will be limited to 12 - 15 minutes, individual testimony to 3 minutes, and speakers representing organized groups to 5 minutes. Focus testimony on the most important parts of the proposal; do not repeat points made by others. And, please, no applauding during testimony.
4. Written testimony is acceptable. However, letters are most effective when presented at least a week in advance of the hearing. Mail should be directed to the Planning Department, attention: Subdivision Review Board Secretary.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Subdivision Review Board decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

HEARING IMPAIRED: There are devices for the hearing impaired available upon request.

COPIES OF VIDEO, CD: Copies of the CD of the proceedings are available at the Department of Planning and Building, for a fee.

ON THE INTERNET

This agenda may be found on the internet at: <http://www.sloplanning.org> under Quicklinks, Meeting Agendas. For further information, please call (805) 781-5718.